

Community Development Block Grant 2015 Annual Action Plan

Draft

Community Development Office
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Source of Funds

The City of Morgantown C.D.B.G. Entitlement is \$371,158, recaptured funding from previous years projects that have been closed \$15,225.72 bringing the 2015 fiscal year funding to \$386,383.72. The Morgantown Housing Authority also anticipates \$29,372 in program income. Program Income is maintain by the Fairmont Morgantown Housing Authority and rolled over into the Housing Rehabilitation Program. Total available funding for 2015 is \$415,755.72. The U. S. Department of Housing and Urban Development regulations require the City of Morgantown to verify that all funds are utilized within the corporate limits of the City of Morgantown, or with support agencies that provide 51% of their services to City of Morgantown residents. .

Description of Projects

Administration & Planning - \$74,231

CDBG Administration \$73,731

Activity: Administration

Source: CDBG Entitlement

National Objective: N/A

Regulation Citation: 570.206 (a)

Project: #2015-1

CDBG Administrative costs are necessary for project management, implementation, and inspection of the non-housing community development projects. Administrative costs include, but are not limited to, staff salaries and fringe benefits for one full-time staff member and a part-time or intern position, general operating supplies, environmental inspections, postage, mileage expenses, printing, miscellaneous services and charges, legal expenses, fees, travel and training, and dues and subscriptions.

City of Morgantown Human Rights Commission – \$500

Activity: Planning

Source: CDBG Entitlement

National Objective: L/M Income

Regulation Citation: 570.205(a) (3) (i)

Project: #2015-2

Public Service- \$ 54,933

Morgantown Area Youth Services Project – \$11,933

Activity: CDBG Public Services Sub-recipient

Source: CDBG Entitlement

National Objective: L/M Income

Eligible Activity: Public Services

Regulation Citation: 570.201 (e)

Consolidated Plan Objective: Anti-poverty

Project: #2015-3

The Morgantown Area Youth Services Project operates under the fiscal administration of the Monongalia County Commission. MAYSP provides intervention services to youth and families primarily from low-income households that are experiencing delinquency and substance abuse problems. The proposed CDBG funded program would expand services to reach low-income youth and families living in the City of Morgantown experiencing substance abuse and underage drinking problems.

Mountaineer Boys & Girls Club - \$18,000

Activity: CDBG Public Services Sub-recipient

Source: CDBG Entitlement

National Objective: L/M Income Limited Clientele

Eligible Activity: Public Services

Regulation Citation: 570.201 (e)

Consolidated Plan Objective: Anti-poverty

Project: #2015-4

The Project Learn initiative provides after-school and summer educational enhancement and tutoring activities to at-risk students ages 6-16. The program includes homework help, tutoring services, high yield learning activities, collaboration with schools, character education, and parental involvement. Prevention Programs are offered every day including the Smart Moves prevention program and character education. The Boys and Girls Club is available to the students during non-school days and through the summer. Project Learn with the Mountaineer Boys and Girls Club serves low and very-low income children in the City of Morgantown.

The Smart Moves and Fan Club help develop skills essential for transition between youth and adulthood. Family activities and meetings play a critical role in the program. Additionally, the program will include conflict resolution and anger management education.

Literacy Volunteers of Monongalia and Preston Counties -- \$2,000

Activity: CDBG Public Service Sub-recipient

Source: CDBG Entitlement

National Objective: L/M Limited Clientele
Eligible Activity: Public Service
Regulation Citation: 570.201 (e)
Consolidated Plan Objective: Anti-poverty
Project: #2015-5

LVMPC is upgrading their office technology and record storage to ensure confidentiality and provide service efficiency. LVMPC will make a one-time purchase of a server and two laptops for office organization and programming support.

The Connecting Link - \$23,000

Activity: Homelessness
Source: C.D.B.G. Entitlement
National Objective: L/M Income Limited Clientele
Eligible Activity: Public Services
Regulation Citation: 570.201 (e)
Consolidated Plan Objective: Homelessness
Project: #2015-6

CDBG funding will be used for the Friend/Mentor Program offsetting the cost of dedicated staff supervising this program, perform daily intake and viSPDAT assessments. Plus work as a liaison between homeless families and individuals as well as working with the PATH Outreach Coordinator.

Housing Programs - \$83,654

Home Rehabilitation Program Fairmont/Morgantown Housing Authority \$35,000, \$29,372 Program Income

Activity: Housing
Source: CDBG Entitlement
National Objective: L/M Income Housing
Regulation Citation: 570.202 (b) (9) (10)
Consolidated Plan Objective: Housing
Project: #2015-7

General Home Improvements

Assisting low-income homeowners make modest repairs to their homes. Qualified residents could apply for up to \$20,000 at 2% interest for up to 15 years. For elderly and disabled persons, this can be a forgivable loan with 20% forgiveness rate over 5 years. These improvements could include roof replacement, heating and cooling units, electrical or plumbing upgrades, windows, flooring, sidewalks, porches, siding, etc.

Rental Rehabilitation Program

Designed to increase the quality of non-student rental units in the City of Morgantown, Landlords will be able to apply for \$10,000 at 1% interest for 10

years to make modest renovations to their rental units. As an incentive to improve the appearance of the structure, participating landlords may be eligible for \$2500 grant for approved exterior improvements. Landlords must agree to rent to families with households income at or below 80% for the life of the loan. Dependent college students are not eligible residents.

Emergency Repair Program

Assisting low-income homeowners with the cost of repairs that may be viewed as emergency in nature and could threaten one's health and safety, Such conditions could include a leaking roof, busted pipes, faulty electric systems, broken furnace, etc. The Emergency Repair Program would provide a one-time grant of up to \$2,500 to make the home safe again.

Barrier Free Program

Assisting families with the necessary modifications or adaptations that will make their home livable as needs change. Many elderly or disabled persons run the risk of moving to assisted living facilities due to failing health or physical limitations. Adaptations may include installing grab bars, handicapped showers, modifying home entryways.

Lead Based Paint Assessment/Testing and Clearance

Federal law requires lead based paint intervention on federally funded housing programs over \$5,000. Morgantown Housing Authority will do lead based paint assessments, testing and clearance for projects as needed.

Down Payment Assistance Program

The Down Payment Assistance Program will assist low-income first time homebuyers with \$2,500 grant for down payment when purchasing property in the City of Morgantown. Homebuyers will need a 3-5 % down payment from savings, which could average \$2,778 for low-income household. By removing the down payment barrier, this grant could make the difference in a family's quest for homeownership.

City of Morgantown - \$12,000

Activity: Homeless Housing Project

Source: C.D.B.G. Entitlement

National Objective: L/M Income Limited Clientele

Eligible Activity: Public Facilities

Regulation Citation: 570.202

Consolidated Plan Objective: Homelessness

Project: #2015-8

This is housing funding and will be used to provide infrastructure, rehabilitation and health and safety improvements to housing for the homeless. The funding will be available to any organization working to expand housing to be used to house individuals and families that are homeless.

Community Housing Action Partnership, Inc. - \$7,282

Activity: Affordable Housing
Source: C.D.B.G. Entitlement
National Objective: All
Eligible Activity: Organizations
Regulation Citation: 570.205
Consolidated Plan Objective: Housing
Project: #2015-9

The Community Housing Action Partnership Inc.; is a collaboration of housing agencies, bankers, realtors, developers, attorneys and community leaders working to bring housing to low and moderate families and individuals. CHAP will use the CDBG funding to bring together these partners and the community to study and learn how other communities around the state have formed similar successful housing ventures.

Infrastructure -- \$108,937.72

Habitat for Humanity -- \$24,889

Activity: Housing
Source: CDBG Entitlement
National Objective: L/M Income Housing
Regulation Citation: 570.202 (b) (9) (10)
Consolidated Plan Objective: Housing
Project: #2015-10

Road, curb and sidewalk construction for the Deckers Court Development in Jerome Park, this project will specifically target persons with disabilities and veterans.

City of Morgantown - \$69,048.72

Activity: Public Facility Improvements
Source: C.D.B.G. Entitlement
National Objective: L/M Income Limited Clientele
Eligible Activity: Public Facilities
Regulation Citation: 570.201 (c)
Consolidated Plan Objective: Infrastructure
Project: #2015-11

The City of Morgantown has received grant funding to construct a foot bridge across Deckers Creek at Decker Avenue in Greenmont. In conjunction with this project CDBG funding will be used to provide ADA accessible sidewalks to connect the bridge access with other sidewalks in the area.

City of Morgantown - \$15,000

Activity: Public Facility Improvements
Source: C.D.B.G. Entitlement
National Objective: L/M Income Limited Clientele
Eligible Activity: Public Facilities
Regulation Citation: 570.201 (c)
Consolidated Plan Objective: Infrastructure
Project: #2015-12

Public works will repair several sidewalk curb cuts in Woodburn and Jerome Park improving accessibility. The City works to improve accessibility for all residents.

Rehabilitation – \$94,000**City of Morgantown - \$15,000**

Activity: Public Facility Improvements
Source: C.D.B.G. Entitlement
National Objective: L/M Income Limited Clientele
Eligible Activity: Public Facilities
Regulation Citation: 570.201 (c)
Project: #2015-13

The City of Morgantown will use CDBG funding to improve disabled accessibility to the Woodburn School.

Christian Help -- \$9,000

Activity: Emergency Exit Door Replacement
Source: CDBG Entitlement
National Objective: L/M Income Limited Clientele
Eligible Activity: Rehabilitation
Regulation Citation: 570.202
Consolidated Plan Objective: Anti-poverty
Project # 2015-14

Christian Help, an agency serving low and very low-income individuals and families with emergency needs will repair and rehabilitate their building's emergency exits. The project will include the removal of the old metal doors in the back of the building.

United Way Agency Rehab -- \$70,000

Activity: Roof Rehabilitation
Source: CDBG Entitlement
National Objective: L/M Income Limited Clientele
Eligible Activity: Rehabilitation
Regulation Citation: 570.202

Consolidated Plan Objective: Anti-poverty
Project: #2015-15

The CDBG funding is important to make the repair and preserve the building and service in the downtown area. The roof replacement will involve the removal of the existing roof, repairs and replacement of the wood deck, and the Fully Adhered EPDM Roof System.

Geographical Distribution

Morgantown Area Youth Services Project, Project #2015-3, this is a citywide program targeting low-income children and families.

Mountaineer Boys & Girls Club, Project #2015-4, The Boys and Girls Club facility is located in the Woodburn School in Census Tract # 107.00.

Home Rehabilitation Program, Project, The Housing Rehabilitation Programs are citywide by application targeting low and moderate-income individuals and families.

Monongalia County Habitat for Humanity, Inc, Project #2011-6, Jerome Park Sub-Division Design located in Jerome Park Census Tract 107.00

The infrastructure work for the Greenmont Walking Bridge #2015-11 is located in Census Tract 109.01

The infrastructure work for Woodburn School disability accessibility project #2015-13, in Census Tract # 107.00

The United Way Roof Rehab project #2015-15 is located in Census Tract 101.00

Homeless

The Connecting Link has become the agency providing intake coordination for housing the homeless under the Housing First initiative, coordinating the intake of homeless individuals and families with services to improve the ability of the homeless to access available services.

The Homeless Housing Fund is established to assist any agency that needs funds for rehabilitation or infrastructure work in order to improve property to house the homeless.

Anti-Poverty Strategy

The City continues to assist social service agencies with education, job skills training and after school programs for working parents. Programs with a direct impact to their client receive special attention as well as programs meeting the goals in the Consolidated Plan. Due to an increase in young adults becoming homeless emphasis was given to programs assisting youth and teenagers in this program year.

The Morgantown Housing Authority will assist families with the necessary modifications or adaptations that will make their home livable as needs change. Many elderly or disabled persons run the risk of moving to assisted living facilities due to failing health or physical limitations. Adaptations may include installing grab bars, handicapped showers, modifying home entryways.

Lead-Based Paint

Federal law requires lead based paint intervention on federally funded housing programs over \$5,000. Morgantown Housing Authority will do lead based paint assessments, testing and clearance for projects as needed.

Other Actions

The Down Payment Assistance Program will assist low-income first time homebuyers with \$2,500 grant for down payment when purchasing property in the City of Morgantown.

Monitoring

To ensure appropriate use of public dollars while maintaining a consistency with Federal program requirements and regulations, the City of Morgantown Community Development staff will plan, implement, and enforce a monitoring plan for each project. In addition, this monitoring plan will ensure satisfactory progress toward the Consolidated Plan goals, promote program accountability, and further demonstrate compliance with Federal requirements.

The Community Development staff will periodically conduct on-site monitoring of sub-recipient agencies. As stated in each contract, payment is made by reimbursement only. Quarterly reports and an end-of-year performance report are also required for each project. Staff will also work with the sub-recipients on a regular basis as a resource for technical assistance in planning, implementation, project evaluation, and capacity building.

Citizen Participation

Summary of Public Hearing/Input and Approval Process

Community Development Director opens each meeting by providing information about the Community Development Block Grant Program and the expected funding levels. The discussion then turned to the status of the program year soliciting comments.

All meetings are published in local newspapers, Channel 15, and the City Web Site. Flyers were posted at sites around Morgantown to encourage low- and moderate-income individual participation. The City Administration for compliance with Federal regulations reviews the proposed projects.

Council Presentation

At the March 31, 2015 City of Morgantown City Council Committee of the Whole meeting, the CDBG proposed FY 2015 Action Plan was presented to the City Council. Council Meetings are public and televised.

30 Public Comment Period

The Draft FY 2015 Annual Action Plan for all agencies or groups receiving funding from the 2015 CDBG entitlement begins a 30-day public comment period April 1, 2015 through April 30, 2015. During the public comment period, copies of the FY 2015 Annual Action Plan are available at City Hall, the Morgantown Library, and on the City's Web Site.

CDBG Technical Meeting

The November 7, 2014, CDBG Technical Meeting presented prior to the proposal kick off meeting giving prospective agencies an opportunity to explore their desire to pursue funding. CDBG National Objectives and the City's Consolidated Plan Goals and Strategies are gone over with explanation of eligible and non-eligible activities.

Fair Housing

The Community Development Office continues to work with community agencies to address and support Fair Housing actions.